



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Minutes

Wednesday, October 15, 2025 at 7:00 PM
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Robert Cagnetta, Chair
Thomas Daniels, Vice Chair
William Rosen, Member
Arlene Hicks, Member
Geoff Elia, Member
William MacDonald, Alt. #1
Vacancy, Alt. #2
Vacancy, Alt. #3

A. Call to Order

Mr. Cagnetta called the meeting to order at 7:01:59 PM.

B. Chairman Introductions and Instructions

Mr. Cagnetta explained the rules and procedures.

Members Present: Robert Cagnetta, Chair; Thomas Daniels, Vice; William Rosen, Member; Arlene Hicks, Member.

Member(s) Absent: Geoff Elia, Member; William MacDonald, Alt. #1

Staff Present: Amy Goins, Special Legal Counsel; David Marks, Special Legal Counsel; Jamie Gorman, Building and Zoning Official; Ben Barbera, Administrative Support Associate.

Members voting tonight will be Mr. Cagnetta, Mr. Rosen, Ms. Hicks and Mr. Daniels

C. Agenda Items *Order can be subject to change*

Mr Cagnetta called for the first petition.

- I. Petition of **Daniel Charland**, 124 Robinson Street, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second-story addition to an Accessory Dwelling Unit (ADU), resulting in total height of 22'. The maximum accessory building height is 15', therefore, 7' of relief is requested. The applicant is also seeking to construct a 17' x 10' porch on the principal dwelling. The porch will be located 9.4' from the front property line. The required front yard setback is 25', therefore, relief of 15.6' is requested. Lot size is .46 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are Daniel Charland & Ana Legoff for premises located at 124 Robinson Street, South Kingstown, Assessor's Map 57-4, Lot 55 and is zoned R10.
[124 Robinson Street - Application](#)

Prior to the petition being called, Mr. Cagnetta disclosed his status as a neighbor of the applicant, Mr. Daniel Charland, and accordingly recused himself from participation in the vote. Due to the resulting lack of a quorum of four voting members, the motion was unable to proceed at the October 15, 2025 meeting.

There was no further board discussion.

Whereas the following motion was made to continue Mr. Charland's petition to the November 19, 2025, Zoning Board of Review Meeting.

The Motion is as Follows:

The following motion was made by Mr. Cagnetta and duly seconded by Mr. Daniels
Motion passed unanimously: (4-0 Vote in Favor)
(Mr. Cagnetta -Aye, Mr. Daniels -Aye, Ms. Hicks -Aye, Mr. Rosen -Aye)

At a meeting held on October 15, 2025, a continuation was approved for the November 19, 2025, meeting regarding the petition of **Daniel Charland**, 124 Robinson Street, Wakefield, RI 02879, For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a second-story addition to an Accessory Dwelling Unit (ADU), resulting in total height of 22'. The maximum accessory building height is 15'. Therefore, 7' of relief is requested. The applicant is also seeking to construct a 17' x 10' porch on the principal dwelling. The porch will be located 9.4' from the front property line. The required front yard setback is 25', therefore, relief of 15.6' is requested. Lot size is .46 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are Daniel Charland & Ana Legoff for premises located at 124 Robinson Street, South Kingstown, Assessor's Map 57-4, Lot 55 and is zoned R10.

No individuals spoke as representatives of the applicant.

There was no one present who spoke either in favor of or in opposition to the petition.

The following materials were entered into the record:

- Proposed Site Plan, created by E. Greenwich Surveyors, LLC, prepared by Daniel F. Charland L.S., dated October 24, 2025; Elevations, Floor Plan, and Section for both the proposed plan and existing structure (four pages).
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing

Mr. Cagnetta called the next petition.

- II. Continuation of the petition of **Milton Rogers**, 70 Foster Sheldon Road, South Kingstown, RI, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a decision issued by the Zoning Enforcement Officer (ZEO)**, dated June 25, 2025, related to premises at 28 Columbia Street. The owner of the property is Rogers Home, Inc., for premises located at 28 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 43 and is zoned CN (Commercial Neighborhood).
[28 Columbia Street - Application](#)

Mr. Cagnetta stated that the board received correspondence requesting a one-month continuation from Chance Ruttenburg & Freedman, LLP. The attorneys representing the applicant, dated October 13, 2025, via email, in which the applicant requested a continuation to have the petition moved to the November 19, 2025, Zoning Board of Review Meeting. This is the third request for continuation from the applicant.

Mr. Cagnetta asked the Building Official if this petition could be resolved outside a Zoning Board meeting.

Mr. Gorman stated that he has been in communication with the applicant and has requested various documents and information that may enable him to rescind the Notice of Violation. He reported that the requested materials were received on October 15, 2025. Mr. Gorman noted that upon completion of his review, he will determine whether the petition will appear on the agenda for the November 19, 2025, meeting. He further clarified that, should the Notice of Violation be rescinded, no vote by the Board would be required.

There was no further board discussion.

Whereas the following motion was made:

The Motion is as Follows:

Mr. Cagnetta made a motion to continue the above petition to the November 19, 2025, Zoning Board of Review Meeting, which was duly seconded by Ms. Hicks
Motion passed unanimously; (Vote 4-0 in Favor)
(Mr. Cagnetta - Aye, Ms. Hicks -Aye, Mr. Daniels - Aye, Mr. Rosen -Aye)

The petition is continued until the November 19, 2025, Zoning Board of Review Meeting.

At a meeting held on October 15, 2025, a continuation was approved for the November 19, 2025, meeting, regarding the petition of **Milton Rogers**, 70 Foster Sheldon Road, South Kingstown, RI, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a decision issued by the Zoning Enforcement Officer (ZEO)**, dated June 25, 2025, related to premises at 28 Columbia Street. The owner of the property is Rogers Home, Inc., for premises located at 28 Columbia Street, South Kingstown, Assessor's Map 57-1, Lot 43 and is zoned CN (Commercial Neighborhood).

There were no individuals who spoke as representatives of the applicant.

There was no one present who spoke either in favor of or in opposition to the petition.

The following materials were entered into the record:

- Third Request for Continuance, sent via email delivery, signed by Samuel Budway, ESQ. On behalf of the applicant, Milton Rogers. Dated October 13, 2025; Request for Continuance, sent via email delivery, signed by Samuel Budway, ESQ. On behalf of the applicant, Milton Rogers. Dated August 22, 2025.
- 200' Abutter's List and Radius Map; Legal Notice and Notarized Affidavit of Mailing

Mr. Cagnetta called for the next petition.

- III. Continuation of the petition of **Henry Cabrera**, 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO)**, dated May 22, 2025, related to premises at 3812 Commodore Oliver Hazard Perry Highway. The owner of the property is Henry Cabrera, for premises located at 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, Assessor's Map 78-3, Lot 7 and is zoned R200.
[3812 Comm O H Hwy - Application](#)

Mr. Cagnetta read into record a second request for a one-month continuation, dated October 15, 2025, and signed by Stephen J. Angell, the attorney of the applicant, which asks for this petition to be continued to the November 19, 2025, Zoning Board of Review Meeting.

Mr. Gorman stated that he had only received *this* letter from the applicant.

Ms. Goins added that she spoke with the attorney Stephen Angel previously. Mr. Angel indicated that part of the reason for the delay was the need to verify the correct abutter's list since there had been recent changes in ownership. Mr. Angel anticipates that the abutter's list will be corrected by next month's meeting.

Board questions ensued.

Mr. Daniels is concerned that there is nothing else on the record from the owner besides the letter of continuation.

Mr. Cagnetta inquired if the board or the building official could do anything else at this point.

Ms. Goins added that the appeal stays enforced and that it is important that the board gives the property owner a fair hearing. She recommends allowing the continuance for next month's meeting. Ms. Goins indicated that she would stay in contact with attorney Angel and let him know that the board would want some reason for the continuance.

There was no further board discussion.

Whereas the following motion was made.

The Motion is as Follows:

Mr. Cagnetta made a motion to continue the above petition to the November 19, 2025, Zoning Board of Review Meeting, which was duly seconded by Mr. Rosen.

Motion passed unanimously; (Vote 4-0 in Favor)

(Mr. Cagnetta - Aye, Mr. Rosen -Aye, Mr. Daniels - Aye, Ms. Hicks -Aye)

The petition is continued until the November 19, 2025, Zoning Board of Review meeting.

At a meeting held on September 17, 2025, continuation was granted for the petition of **Henry Cabrera**, 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows: The applicant is seeking to **appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO)**, dated May 22, 2025, related to premises at 3812 Commodore Oliver Hazard Perry Highway. The owner of the property is Henry Cabrera, for premises located at 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, Assessor's Map 78-3, Lot 7 and is zoned R200.

No individuals spoke as representatives of the applicant.

There was no one present who spoke either in favor of or in opposition to the petition.

The following materials were entered into the record:

- Request for Continuance, sent via email delivery, signed by Stephen J. Angell, ESQ. Angell Law, LLC, on behalf of the applicant, Henry Cabera. Dated October 15, 2025; Notice of Zoning Ordinance Violation, dated May 22, 2025, and signed by James Gorman, CBO.; Appeal Extension Request, Angell Law, LLC. Signed by Stephen J. Angell, ESQ. Dated August 27, 2025.
- 200' Abutter's List and Radius Map; Legal Notice and Notarized Affidavit of Mailing

Mr. Cagnetta called for the next petition.

- IV. Petition of **Sara Isabella**, 32 Willard Avenue, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached Accessory Dwelling Unit (ADU) on a lot consisting of 17,379 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft., therefore, relief of 2,621 sq. ft. is requested. Lot size is .39 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Sarah Isabella for premises located at 232 Willard Avenue, South Kingstown, Assessor's Map 56-2, Lot 23 and is zoned R10.
[232 Willard Avenue - Application](#)

Mr. Cagnetta began by saying that this petition may be looking for a continuation tonight.

Steven Surdut, ESQ. was present.

Mr. Surdut stated that he is the attorney for the applicant. He explained that at the current moment there were a number of abutters at tonight's meeting. He is currently in conversation with them to see if they can work through some issues and resolve their concerns before appealing in front of the Zoning Board.

Mr. Surdut requested the board move this petition to next month's Zoning Board of Review Meeting.

Ms. Goins clarified that when a petition is continued, public comments are not usually heard at the time of

continuation. During next month's meeting, the public will have an opportunity to talk in front of the board.

Mr. Cagnetta added that notifications for the continuation would not be sent out, so anyone who wishes to speak should mark the next meeting date on their calendar.

There was no further board discussion.

Whereas the following motion was made.

The Motion is as Follows:

**The following motion was made by Mr. Cagnetta and duly seconded by Mr. Rosen
Motion passed unanimously: (4-0 Vote in favor)
(Mr. Cagnetta -Aye, Mr. Rosen -Aye, Mr. Daniels -Aye, Ms. Hicks -Aye)**

The petition is continued until the November 19, 2025, Zoning Board of Review meeting.

At a meeting held on October 15, 2025, regarding the Petition of **Sara Isabella**, 32 Willard Avenue, Wakefield, RI 02879, the petition was continued until the November 19, 2025, meeting for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached Accessory Dwelling Unit (ADU) on a lot consisting of 17,379 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft.. Therefore, relief of 2,621 sq. ft. is requested. Lot size is .39 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Sarah Isabella for premises located at 232 Willard Avenue, South Kingstown, Assessor's Map 56-2, Lot 23 and is zoned R10.

The following individuals spoke as representatives of the applicant:

- Steven Surdut, ESQ. Attorney for the applicant

There was no one present who spoke either in favor of or in opposition to the petition.

The following materials were entered into the record:

- Correspondance from Daniel & Linda and Steven Horton, dated October 10, 2025; Property Survey, created and signed by James T. Caldarone L.S., dated July 16, 2025; Floor Plans and Elevations (S1, A1, and A2), dated August 14, 2025.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing

Mr. Cagnetta Called for the next petition.

- V. Petition of **David Ullman & Kathy Curley**, 185 Rodman Street, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct an Accessory Dwelling Unit (ADU) measuring 19' in height. The maximum accessory building height is 15', therefore, 4' of relief is requested. The ADU will be located 14.6' from the corner-side property line. The required corner-side setback is 20', therefore, 3.4' of relief is requested. The ADU will be located on a lot consisting of 13,885 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft., therefore, relief of 6,115 sq. ft. is requested. Lot size is .32 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are David Ullman & Kathy Curley, for premises located at 185 Rodman Street, South Kingstown, Assessor's Map 48-3, Lot 227 and zoned R10.
[185 Rodman Street - Application](#)

All the material was recognized and entered into the record.

David Ullman, the owner of the property, was present and sworn in.

Mr. Ullman testified that he would like to construct an ADU where a shed currently exists. The ADU would be extended further towards the center of the property and no closer to the road. The required set-back would be 20 feet, which is why he is asking for a dimensional variance. He would like to have a comfortable living space in the ADU, which is why he is proposing a two-story ADU with a loft upstairs. The elevation of the new structure would be 19 feet and the ADU floor space, including the loft, would be 452 square feet.

Mr. Cagnetta asked if the style and design of the ADU would be similar to the home currently on the lot.

Mr. Ullman stated that it is similar to the existing house but not the existing shed. The height of the ADU is less than the existing home and the second floor of the ADU would be one-bedroom.

Board questions ensued.

Mr. Rosen had questions about proximity to Dixon Road.

Mr. Ullman confirmed that the new structure is not getting any closer to the road.

Mr. Rosen Inquired about the proposed purpose of the ADU.

Mr. Ullman stated that he wants to rent out the ADU. He would like to have a tenant on the property to take care of things while he is traveling. Future plans for the ADU could involve housing a caregiver. Mr. Ullman is currently living in the main house located on the property.

Mr. Cagnetta referred to James Gorman, Building Official, to reiterate current conditions and rules related to having an ADU on a property.

Mr. Gorman explained that during the Summer of 2024, state law was amended to enable property owners of residential properties to establish an ADU as of right if it met one of three criteria.

The three criteria are:

1. An ADU to house a qualifying family member or disabled family member.
2. An ADU is located on a lot consisting of 20,000 square feet or more.
3. An ADU is built within an existing structure or detached structure.

Mr. Gorman concluded this particular petition's property is less than the minimum of 20,000 square feet. Based on the criteria, given it is not going to be used by a family member or disabled family member. That is why the applicant is seeking a dimensional variance. State law says that no ADU is allowed to be rented for short-term rental, under thirty days.

Mr. Ullman stated he has no desire to rent it out as an AirBNB or anything related.

Mr. Cagnetta asked about homeowners living on a rented-out ADU property.

Ms. Goins explained that the owner only needs to live on the property of the ADU if it is rented out to a family member with disabilities. However, if the disabled family member moves out or passes away, the ADU that's been established can't be rescinded by the town. Once an ADU is established, *it's established* no matter how it got there.

Mr. Daniels reviewed the three criteria for building an ADU. The applicant is looking for an almost 50% reduction to the second criteria of 20,000 square feet. This could cause more applications for similar petitions and increase the density of residential areas.

Mr. Cagnetta asked if anyone in the audience wished to speak either in favor of or opposition to the above petition.

Rachel Moreschi was present and sworn in.

Ms. Moreschi claims to be a neighbor of the applicant. Speaking in approval of the petition, she was pleased with the application plans and design. The applicant should seek relief under the ordinance. She didn't feel concerned about the increasing density of the neighborhood. The neighborhood is quiet with few parking obstructions.

Maddie Sachs was present and sworn in.

Ms. Sachs who is also a neighbor, shared similar thoughts in favor of the proposed petition.

Ms. Goins reviewed state laws and criteria for building an ADU and required off street parking.

Mr. Ullman stated that three vehicles can fit on the property.

Mr. Daniels reviewed the area map in order to clarify remaining questions.

There was no further discussion.

Board discussions ensued.

Ms. Hicks stated she has concerns regarding the 20,000 square feet minimum, but the applicant is simply replacing one structure with another using the same footprint.

The board then discussed their opinions of the proposed petition and some concerns they have amongst themselves.

There was no further Board discussion.

Whereas the following motion was made:

The Motion is as Follows:

The following motion was made by Ms Hicks and duly seconded by Mr. Rosen

Motion passed unanimously: (4-0 Vote in Favor)

(Ms. Hicks -Aye, Mr. Rosen -Aye, Mr. Daniels -Aye, Mr. Cagnetta -Aye)

At a meeting held on October 15, 2025, regarding the Petition of **David Ullman & Kathy Curle**, 185 Rodman Street, Wakefield, RI 02879, a **Dimensional Variance** was granted under the Zoning Ordinance as follows: The applicant is seeking to construct an Accessory Dwelling Unit (ADU) measuring 19' in height. The maximum accessory building height is 15', therefore, 4' of relief is requested. The ADU will be located 14.6' from the corner-side property line. The required corner-side setback is 20', therefore, 3.4' of relief is requested. The ADU will be located on a lot consisting of 13,885 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft., therefore, relief of 6,115 sq. ft. is requested. Lot size is .32 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are David Ullman & Kathy Curley, for premises located at 185 Rodman Street, South Kingstown, Assessor's Map 48-3, Lot 227 and zoned R10.

The following individual spoke as representatives of the applicant:

- David Ullman, Applicant

Two individuals were present who spoke in favor of the petition:

- Rachel Moreschi
- Maddie Sachs

The following materials were entered into the record:

- Perimeter Survey of Land, created by Clift Land Surveying LLC, dated June 02, 2024; ADU Elevations, Section, and Floor Plans (six pages)., uploaded on August 18, 2025 by David Ullman.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing.

Findings of Fact:

1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because the lot size is not 20,000 sq ft. it is only 13,885 sq. ft. in land area.
2. The Board finds that the hardship is not the result of any prior action of the applicant, because this is the lot the applicant purchased.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because they are replacing one structure with another structure on the lot.
4. The Board finds that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, because the applicant wants to replace a shed with an ADU. The ADU will be used as a rental and at some point perhaps use it as a caretaker residence.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Mr. Cagnetta called the final petition.

- VI. Petition of **Stephen Hearne**, 114 Meadow Avenue, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to convert the existing detached garage into an Accessory Dwelling Unit (ADU) and construct a second-story addition resulting in total height of 23'. The maximum accessory building height is 15', therefore, 8' of relief is requested. The vertical addition will be located 1.6' from the side property line. The required side yard setback is 6', therefore, relief of 4.4' is requested. Lot size is .22 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are Stephen & Lynne Hearne for premises located at 114 Meadow Avenue, South Kingstown, Assessor's Map 57-4, Lot 148 and is zoned R10.
- [114 Meadow Avenue - Application](#)

All of the material was recognized and entered into the record.

Stephen Hearne, the applicant, was present and sworn in.

Mr. Hearne testified that he would like to turn a stand-alone garage into an ADU. The ADU is not planned to be rented out. The ADU will be used by a family member. Mr. Hearn is asking for an increase to the elevation from 15 feet to 23 feet in order to add a bedroom on the second story.

Mr. Cagnetta inquired about property lines and maintaining the building without encroaching on neighbors.

Mr. Hearn stated that he would be able to maintain the building without encroaching on the neighbors. Adding that he has talked with all the neighbors in person and by mail, receiving positive feedback from them.

Max Vandexter, the applicant's contractor, was present and sworn in.

Mr. Cagnetta questioned if the ADU would reuse the same footprint of the existing shed.

Mr. Vandexter replied that they will be keeping the existing sheds' foundation. Mr. Hearn added that they had the foundation inspected for use, which it passed.

Board Questions ensued.

Mr. Daniels questioned Mr. Gorman, Building Official, if the two-bedroom plan was acceptable, in which Mr. Gorman stated it is acceptable.

Mr. Cagnetta asked if anyone in the audience wished to speak either in favor of or opposition to the above petition.

Robert Dwyer was present and sworn in.

Mr. Dwyer testified that Mr. Hearne takes very good care of his property. He approves this petition and is thinking about doing the same sort of project in the future on his own property.

There was no further board discussion.

Whereas the following motion was made:

The Motion is as Follows:

The following motion was made by Mr. Rosen and duly seconded by Ms. Hicks

Motion passed unanimously: (4-0 Vote in Favor)

(Mr. Rosen -Aye, Ms. Hicks -Aye, Mr. Daniels -Aye, Mr. Cagnetta -Aye)

At a meeting held on October 15, 2025, regarding the Petition of **Stephen Hearne**, 114 Meadow Avenue, Wakefield, RI 02879, a **Dimensional Variance** was granted under the Zoning Ordinance as follows: The applicant is seeking to convert the existing detached garage into an Accessory Dwelling Unit (ADU) and construct a second-story addition resulting in total height of 23'. The maximum accessory building height is 15'. Therefore, 8' of relief is requested. The vertical addition will be located 1.6' from the side property line. The required side yard setback is 6', therefore, relief of 4.4' is requested. Lot size is .22 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. Owners of the property are Stephen & Lynne Hearne for premises located at 114 Meadow Avenue, South Kingstown, Assessor's Map 57-4, Lot 148 and is zoned R10.

The following individuals spoke as representatives of the applicant:

- Stephen Hearn, the applicant
- Max Vandexter, the applicant's contractor

There was one present who spoke in favor of the petition.

- Robert Dwyer

The following materials were entered into the record:

- Electronic Application dated August 27, 2025; Signed and notarized owner authorization form dated August 29, 2025; Elevations, floor plans, and cross-sections (five pages); Perimeter Survey of Land prepared by Clift Land Surveying LLC, dated June 24, 2024.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing

Findings of Fact:

1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because, the applicant is looking to house relatives in the ADU.
2. The Board finds that the hardship is not the result of any prior action of the applicant, the applicant is replacing an existing structure with an ADU.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the ADU will be an improvement to the home and neighborhood.
4. The Board finds that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, because an ADU will add to the character of the neighborhood.

Approval is conditional subject to the following conditions:

There are no conditions upon this approval.

D. Other Items

- I. Attendance for November 19, 2025 Zoning Board of Review meeting.

All of tonight's zoning board members will be attending the November 19, 2025, meeting.

- II. Approval of the August 27, 2025, and September 17, 2025, Zoning Board of Review minutes

There was a motion to approve the Meeting Minutes from the August 27, 2025, meeting.

The Motion is as Follows:

A motion was made by Mr. Cagnetta.

Motion passed unanimously; (Vote 3-0 in Favor)

(Mr. Rosen -Aye, Ms. Hicks -Aye, Mr. Cagnetta -Aye)

August 27, 2025, Zoning Board of Review minutes will be published to the public.

The September 17, 2025, Zoning Board of Review minutes were not finished at the time of this meeting.

- III. Adjournment

Mr. Cagnetta made a motion to adjourn the meeting.

All members were in favor.

Meeting adjourned at 8:06:38 PM